

**CITY HEIGHTS REDEVELOPMENT
PROJECT AREA COMMITTEE MINUTES
Monday, January 12, 2009**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Liz Avalon	Astrid Cybulskis	Fred Lindahl
Tony LoPresti	David Nelson	Joe Sciarreta
Elizabeth Tate	Patty Vaccariello	Daisy Gonzalez 6:15
Jim Varnadore	Andrea Zinko	Georgette Gomez 6:32
David Bowen 6:12	Ellee Igo	Valentina Hernandez 6:13

The following members were absent: David Taylor and Juan Pablo Sanchez

Also Present: Melissa Garcia (Redevelopment), Karina Danek (Redevelopment), Krissy Toft (Redevelopment), and Jimmy Camacho (Redevelopment).

I. Call to Order:

The meeting was called to order at 6:07 p.m. Roll call was conducted. A quorum was established.

II. Agenda:

Jim Varnadore motioned to approve the agenda seconded by Patty Vaccariello. Motioned passed 11-0-0.

III. Minutes:

Astrid Cybulskis made a motion to amend the December 8, 2008 minutes to clarify that Travis Knowles' resignation was effective December 8, 2008 after the PAC meeting (under PAC Member Comment) and that the \$60,000 incurred for a Fall Facelift event by Community HousingWorks, without an executed agreement with the Redevelopment Agency took place in FY 2009 (under Staff Announcements) . Tony LoPresti motioned to approve the December 8, 2008 minutes as amended seconded by David Nelson. Motioned passed 11-0-0.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comment

The following members of the Public made comments:

Kathy Evans Calderwood
Gabe Del Rio
District 3 Councilmember Todd Gloria

PAC Members Comment

The following members of the PAC made public comments:

Jim Varnadore
Patty Vaccariello
Valentina Hernandez
David Bowen
Tony LoPresti
Joe Sciarreta
David Nelson
Elle Igo

Staff Announcement

Melissa Garcia provided the following updates:

Regional Transportation Center (RTC) /Pearson Ford Site- Agency staff met with Jon McCallan and Jim Hughes, co-owners of the RTC. Pearson Ford has vacated the site and there are several vacancies at the Regional Transportation Center including multiple office spaces, the show room and a repair garage. Pearson Ford is merging with Kearney Mesa Ford; consequently, the dealership will close. The owner is currently working on a purchase and sale agreement with a potential buyer for the property.

Euclid Tower- The project was submitted to DSD on 1/12/09 for permit for the Tower portion of the project. Agency Staff will continue to update the PAC on the status of the permit.

Krissy Toft provided the following updates:

43rd Street and Wightman Avenue Property- Members of the Housing Subcommittee requested Agency staff to draft a letter to Price Charities on the possibility of selling the property to the Redevelopment Agency for a Habitat for Humanity housing project. Price Charities responded to the letter and is not interested in selling the property at this time.

Karina Danek provided the following updates:

Street Lights- Back in May 2008, the PAC made a recommendation to fund approximately 22 streetlights along University Avenue. Those street lights are currently in the planning stages and the first set of lights is expected to be installed in Spring 2009.

FaceLift/Project Clean- The Redevelopment Agency is still working with Community HousingWorks and District 3 to resolve the issue related to expenses incurred by Community HousingWorks for a Fall FaceLift event that took place in FY 2009 without an executed agreement with the Redevelopment Agency. Agency staff anticipates having an update ready by the February PAC Meeting.

Zoning Investigator- The MOU between the Neighborhood Code Compliance Division (NCCD) and the Redevelopment Agency for the Zoning Investigator has been executed; NCCD is currently working to fill the position. City Heights Community Development Corporation recently hired a Neighborhood Enhancement Coordinator (Mary Otero) who will

work with volunteers and the Redevelopment Agency funded Zoning Investigator to address foreclosed properties.

V. New Business

A. Matching Funds for the SANDAG Smart Growth Incentive

Program Grant- Action Item- Vicky White, City of San Diego, Community Planning Division and Stephen Russell, Chair of the SR-15 Work Group presented on the SANDAG Smart Growth Incentive Program (SGIP) grant. The grant provides funding for transportation, transportation related infrastructure improvements, and planning efforts that support smart growth development. The City of San Diego, Community Planning Division is applying for the SANDAG SGIP and requested the PAC's recommendation for the Redevelopment Agency to provide \$180,000 in matching funds. The grant funds will be used for a planning study related to the proposed SR-15 CenterLine Transit Stations at El Cajon Boulevard and University Avenue. PAC members had questions and concerns on community involvement, previous studies done, the cost of the study, and potential changes in land uses. Elizabeth Tate made a motion to approve the \$180,000 in matching funds seconded by Tony LoPresti; a discussion followed. James Varnadore made a recommendation not to approve the \$180,000 in matching funds; a discussion followed. Elizabeth Tate made a recommendation to lower the amount of matching funds from \$180,000 to \$90,000 seconded by Tony LoPresti; a discussion followed. Elizabeth Tate motioned to approve the \$180,000 in matching funds with the condition that two representatives from the City Heights PAC, City Heights Area Planning Committee, Normal Heights, Kensington Talmadge Planning Group, and the BRT Planning Group form a committee to review and work for this study and that the language on the third bullet point under Land Use of the Study Scope to read: Identify areas where a potential land use designation change would take better advantage and be consistent with the vision of the Mid-City Community Plan to support the proposed BRT stations. Tony LoPresti seconded the motion. Motioned passed 8-6-1.

B. PAC Member Appointment for Open Seat- Action Item- The PAC was asked to vote on a Residential- Owner Occupant vacant seat. Jim Varnadore motioned to postpone the election to the following PAC meeting seconded by Patty Vaccariello. Motion failed 5-10-0. The election proceeded with the following results: 10 votes for Irasema Garcia, 5 votes for Cindy Villasenor. Irasema Garcia was appointed to the PAC.

C. Tax Increment Projections for the City Heights Project Area for 2009- Information Item- Melissa Garcia provided an update on City Heights Project Area Tax Increment Projections for FY 2009. \$14.228 million was received for FY2008 and \$14.05 million is projected for FY 2009. The

Agency receives tax increment from the County in 9 monthly payments received November through July. The Agency has received two payments for FY09: November-\$1.13M and December-\$4.93M. Agency financial staff will be preparing the Agency budget in the coming months.

D. Fourth Implementation Plan (FY 2010-FY 2014) for the City Heights Redevelopment Project- Information Item- Krissy Toft announced the 4th Implementation Plan for the City Heights Redevelopment Project will need to be prepared and adopted as required by of California Redevelopment Law Section 33490. Agency staff requested the PAC's assistance and input on the Fourth Implementation Plan. The Working Schedule for the Fourth Implementation Plan was distributed to the PAC and reflected the Agency's goal to take all the project areas' implementation plans and the Agency budget to the Agency Board for approval on May 12, 2009. PAC members were concerned with the timeline and some expressed interest in community outreach. An Ad-hoc Committee was established and is comprised of Patty Vaccariello, Fred Lindahl, Andrea Zinko, Elizabeth Tate, Ellee Igo, Tony LoPresti, and Astrid Cybulskis.

VI. Chair and Subcommittee Reports

A. Chair's Report – A letter of support was drafted from the PAC for the City Heights Farmers Market special events permit application for 2009.

B. Ad-hoc Committee Foreclosed Properties- No report.

C. Ad-hoc Committee Infrastructure – No report.

D. Housing Subcommittee – Housing Subcommittee did not meet in January.

VII. Next Meeting Agenda - PAC discussion and action on next meeting's agenda.

A. Neighborhood Enhancement Program (City Heights CDC)

B. Four Alternatives for the I-15 MID Mid-City BRT Stations

C. Pearson Ford Site

D. FaceLift/Project C.L.E.A.N.

E. Fourth Implementation Plan for the City Heights Redevelopment Project

F. Property Acquisitions Update

VIII. Adjournment – The meeting adjourned at 8:28p.m.

(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Melissa Garcia at (619) 236-6547 or email: magarcia@sandiego.gov)